

COCONINO COUNTY BOARD OF SUPERVISORS

ORDINANCE 96-04

**FOR THE ADOPTION OF THE
UNIFORM BUILDING CODE AND RELATED CODES
UNIFORM MECHANICAL CODE
UNIFORM PLUMBING CODE
UNIFORM ADMINISTRATIVE CODE
UNIFORM SIGN CODE
UNIFORM CODE FOR THE ABATEMENT
OF DANGEROUS BUILDINGS**

**AN ORDINANCE REGULATING THE QUALITY, TYPE OF MATERIAL,
AND WORKMANSHIP OF ALL ASPECTS OF CONSTRUCTION OF
BUILDINGS OR STRUCTURES, PROVIDING FOR THE ISSUANCE OF
PERMITS AND COLLECTIONS OF FEES THEREFORE, PROVIDING
PENALTIES FOR VIOLATIONS, AND ESTABLISHING A BUILDING
AND SAFETY ADVISORY BOARD.**

SECTION 1. The board of Supervisors hereby adopts, by reference, the following codes, 1994 edition, published by the International Conference of Building Officials:

**UNIFORM BUILDING CODE
UNIFORM MECHANICAL CODE
UNIFORM PLUMBING CODE
UNIFORM ADMINISTRATIVE CODE
UNIFORM SIGN CODE
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

Amendments are listed in Section 9 below. Three copies of the codes are on file with the Clerk of the Board of Supervisors.

SECTION 2. Ordinance No. 96-03, adopting the 1994 edition of the Uniform Building code and other related codes is hereby repealed.

SECTION 3. These codes shall apply to the unincorporated area of Coconino County excluding Indian Reservations.

SECTION 4. This ordinance and the building codes shall be administered by the Coconino County Department of Community Development. The administrator shall be the Building Official.

SECTION 5. It shall be unlawful to erect, construct, reconstruct, alter, move, demolish, convert, or use any building or structure covered by the ordinance contrary to or in violation of any provisions of these codes. Any person, firm, or corporation violating any of the provisions of these codes is guilty of a class 2 misdemeanor. Each day of continuance of the violation constitutes a separate violation.

SECTION 6. If any section, subsection, sentence, or phrase of this ordinance is held to be invalid or unconstitutional, such decision shall not affect the validity of the remainder of the ordinance. That Board of Supervisors hereby declares that it would have adopted each section, subsection, sentence, or phrase irrespective of the fact that any one or more sections, subsections, sentences, or phrases be declared invalid or unconstitutional.

SECTION 7. Pursuant to ARS 11-862, there shall be a Building and Safety Advisory to determine the suitability of alternative materials and construction, to permit interpretations of the provision of the code, and to hear appeals and grant waivers to the codes. There shall be at least one member from each of the following categories: licensed architect, professional engineer, licensed general contractor, representative of the electrical, plumbing or mechanical trade, and representative of the public. The building official shall serve as non-voting ex officio member and shall act as secretary.

SECTION 8. The Board of Supervisors shall in a separate action establish fees for building permits and inspection.

SECTION 9. The Board hereby adopts the following amendments to the Uniform Building Code and related codes:

PART I: 1994 UNIFORM BUILDING CODE AMENDMENTS

1. MOBILE HOME STEM WALLS - Amend UBC 106.1 by adding 106.1.1. as follows:

Mobile home stem walls which will be built of concrete block, or poured concrete, utilizing a footing system according to the county detail, will require a separate building permit. The permit for a new mobile home stem wall will not be issued until the permit for the mobile home has been issued.

2. TIME LIMITATIONS - Amend UBC 106.4.4 by adding 106.4.4.A.B.C.D.

A. Building permits for new construction shall be valid for three (3) years. Inspections shall be required at least every six (6) months. If after the three (3) year period the structure is not complete, a renewal permit shall be obtained for the cost of the original permit excluding plan review, mechanical, plumbing and electrical fees. The original permit may be renewed a maximum of two (2) times,

for a total of nine (9) years. After the end of nine (9) years, the permit becomes null and void and temporary occupancy, electric, and any other permitted uses will be revoked.

- B. Permits for additions, alterations and accessory structures shall be valid for two (2) years and may be renewed a maximum of two (2) time for a total of six (6) years.
- C. Mobile Home, Woodstove, Mechanical, Electrical and Plumbing permits shall be valid for a period of six (6) months. After that time a new permit shall be obtained if the work has not been completed.
- D. Any permit obtained prior to July 1, 1983, shall have one (1) year to complete structure after which a new building permit will be required.
- E. A temporary electric power permit will be issued in conjunction with approved permits for construction and mobile homes. The temporary electric permit will stay in affect until the project is complete and final inspection and approval has been given. The temporary electric power status will be revoked and the meter pulled when any conditions of the permit have not been complied with.

3. FIRE RESISTIVE CONSTRUCTION - amend 302.4.ex 3. To add the following:

All attached garages shall have 5/8 in. Type X drywall and materials rated for 1-hr. Fire resistive construction on the garage side of the common wall, all load bearing walls, and ceiling.

(Note: 5/8 in. Type X drywall taken up to the roof sheathing will no longer be accepted.)

4. ATTIC ACCESS THROUGH GARAGE CEILING - Amend UBC 302.4 exception 3 by adding the following:

Attic access through a fire restrictive ceiling between a garage and a single family dwelling shall be made up of 3/4" plywood and 5/8" Type X sheetrock glued and screwed together and supported by a 5/8" Type X drywall edge.

5. EMERGENCY EXIT FROM BASEMENTS - Amend UBC 310.4 by adding the following:

Below grade basements shall have at least two windows to the outside that meet "Emergency Exit" requirements plus adequate openings for light and ventilation.

Any floor at grade level shall have a 3068 door, minimum, directly to the outside.

6. EFFICIENCY AND MINIMUM SIZED DWELLING UNITS - Amend 310.7. Efficiency Dwelling Units.

- A. Change Title to Read: EFFICIENCY AND MINIMUM SIZED DWELLING UNITS.
 - B. Change UBC 310.7 to read: 310.7.A.B.
 - C. Change 310.7.1.2.3.4. as written to 310.7.A.1.2.3.4.
 - D. Add 310.7.A.5. to read: 5) Efficiency Dwelling Units shall be located within R-1 occupancies only, apartments, hotels, motels, and condominiums.
 - E. Add 3310.7.B.1.2.3. to read:
 - 1) The minimum size for a dwelling unit shall be four hundred eighty (480) square feet, not including attached garages, decks, or porches.
 - 2) These shall include all R-3 Occupancies: each dwelling unit of a duplex, lodging house or a congregate residence.
 - 3) These minimum dwelling units shall meet all applicable code requirements.
7. SMOKE DETECTORS - Amend UBC 310.9.1.4.A.B. by adding the following:
- A. Smoke detectors shall be required in garages, storage areas, or workshops when habitable area exists directly above and shall be audible simultaneously with smoke detectors in the sleeping areas. If a dwelling has a vaulted ceiling, a smoke detector shall be installed between twelve (12") inches and eighteen (18") inches below the ridge and shall be audible simultaneously with smoke detectors in sleeping areas. Smoke detectors installed on walls or ceilings shall be kept a minimum of twelve (12") inches away from the corner (Manufacturers specifications recognize a dead air space within twelve (12") inches of the corner.)
 - B. Smoke detectors shall be required in each bedroom or room which could be used for sleeping purposes and in other locations as specified by this section.
8. TYPES OF CONSTRUCTION FOR EDUCATIONAL BUILDINGS - Amend UBC Table 5 A and B
- A. Change Table 5A and 5B, Occupancy E, Type V-N, up to 9,100 square feet to Permitted. Use Table 6A for V-1 hour type of construction.
 - B. All structures used for educational purposes shall be a minimum of one (1) hour fire-resistive construction, regardless of size, including, but not limited to, public, parochial, or private institution.
9. ALTERNATIVE HEATING SYSTEM - Amend UBC 310.11 by adding the following:

Single family dwellings where solar and/or wood are the only source of heat shall have an alternate heating system. (Pre-wiring for fixed electric space heating is acceptable as a minimum.)

10. AGRICULTURAL BUILDINGS - Amend UBC 312.1 by adding Division 3 UBC Appendix Chapter 3 Division II for Agricultural Buildings.

Structures of Group U occupancies of Agricultural use over 3000 square feet shall be classified and built according to the appendix for Agricultural Buildings.

11. PLUMBING IN ACCESSORY STRUCTURES IN CONJUNCTION WITH R-3 - Amend UBC 312.2.2. by adding UBC 312.2.2.1.D.B.

- A. No sanitary plumbing will be permitted in an accessory structure, attached or detached, with the exception of one (1) lavatory, one (1) water closet, and a laundry area when approved by the Building Official. These areas shall be heated.
- B. Laundry rooms, when permitted in a garage, shall have a floor level of eight inches (8") above the garage floor.

12. ACCESSORY STRUCTURES IN CONJUNCTION WITH R-3 - Amend UBC 312.2. by adding UBC 312.2.2.1.A.B.C.D

- A. All accessory structures closer than six (6') feet between the eaves of a single family dwelling shall be attached by a roof structure, conventional type framing, valleyed in or tied in securely with waterproof roof covering.
- B. Ceiling Heights:
 - a) Basements, garages, and accessory structures, shall have a minimum of a seven (7') foot ceiling height (finished floor to bottom of finished ceiling, beam, pipe or duct).
 - b) Beams for porch headers shall be 6' 6" minimum above finished floor or porch.
- C. Storage Areas 1 Hour Fire Protection
All workshops and storage areas greater than fifty (50) square feet when attached to a single family dwelling shall meet all fire resistive construction requirements as set forth in UBC 503.d Exception 3.
- D. The floor elevation of the garage slab shall be minimum 3.5 inches lower than the finish floor height of the house in an attached garage. The garage slab shall be sloped 1/8 inch per foot toward the garage door.

13. TENANT SEPARATIONS - Amend UBC 401 by adding 401.1. to read:

Tenant separations constructed of 1-hour fire resistive walls shall be required between tenant spaces of commercial office, retail, shops and industrial occupancies of all buildings, where not otherwise protected by an approved automatic sprinkler system.

14. ENERGY CONSERVATION CODE - INSULATION - Ordinance No. 87-4 adopted 10/5/97. Amend UBC 707 by adding 707.4 to read:

Minimum insulation requirements as follows:

- a) R-11 for walls and floors.
- b) R-8 for masonry walls.
- c) R-19 for ceilings.
- d) R-9 for cathedral ceilings.

15. DOORS IN ACCESSORY STRUCTURES - Amend UBC 1004.1 by adding the following:

All accessory structures ie: garages, storage sheds, and barns shall have at least one door to the outside which meets the requirements for an exit.

16. SECONDARY EXITS - Amend UBC 1004.6 by adding the following:

Exterior doors of single family dwellings other than required exits shall have a width of not less than 2 ft. 8 in. The common door between the interior of the house and that garage shall also be a minimum of 2 ft. 8 in. The required door height of 6 ft. 8 in. shall remain the same for all doors. Exception: 5 feet sliding glass and atrium door units.

17. SPACE SHEATHING UNDER METAL ROOFING - Amend UBC 1507.8 by adding the following:

Space sheathing shall be spaced no more than 2 feet o.c.

18. SNOW LOADS - Amend UBC 1605.4 by adding the following:

Snow loads for roof design shall be as stated for the following areas:

- A. 40 pounds per square foot:
 - 1. Areas surrounding Flagstaff
 - 2. Hart Prairie
 - 3. Valle Junction
 - 4. Tusayan
 - 5. Parks
 - 6. Areas surrounding Williams
 - 7. Clear Creek Pines
 - 8. Starlight Pines

9. Happy Jack
10. Forest Lakes
11. Mormon Lake
12. Kachina Village
13. Mountaineer
14. Pinewood

B. 30 pounds per square foot

1. Cameron
2. Tuba city
3. Areas between Twin Arrows and Winslow
4. Oak Creek Canyon
5. Areas surrounding Ash Fork and Seligman
6. Areas surrounding Fredonia
7. Alpine Ranchos and Leupp

C. 20 pounds per square foot

1. Greenhaven
2. Marble Canyon

19. FILL MATERIAL - Amend UBC 1804.3 by adding 1804.3.1.A.B.

- A. Fill material for slab floors in excess of 4 ft. in depth shall be sustained by a soils report for verification of compaction. Soils reports shall also be required for interior bearing footings and foundations which do not extend into the undisturbed soil.
- B. Fill material which is used in slab floor construction shall be limited to 3/8 inch or less dirty cinder or "AB".

20. FOOTING, STEMWALL, RETAINING WALL AND COLUMN REQUIREMENTS - Amend UBC 1806.1 by adding 1806.1.1.A.B.C.D.E.F.G. inclusive with specific code sections.

- A. Adopt County footing, stem, and pier details.
- B. Frostline Depth shall be 30" in Coconino County with the exception of Oak Creek/Sedona, Marble Canyon, and Greenhaven, where depth shall be 24".
- C. Minimum Footing Size - Thickness 8", width 16", and reinforcing steel as shown in County Detail. Limited to two (2) story buildings.

- D. Other Bearing Footings - Bearing footings for covered and uncovered decks, attached carports and mobile home cabana's shall have a minimum depth of 30 inches below grade or frostline.
- E. Stemwalls, Masonry, and Poured Concrete Walls - Amend UBC 1901 and 2104 by adding the following:
- a) Minimum width for stem walls shall be eight (8) inches.
 - b) Horizontal Rebar - Add to UBC 2104.5
Stemwalls which are 36 inches or more above grade shall have a horizontal bond beam of No. 4 reinforcement placed at the top course of the block wall. C.M.U. walls six (6') feet or more in height above grade shall have one (1) No.4 rebar horizontal and continuous at four (4') feet o.c. and top course. No. 4 horizontal rebar at any course securing anchor bolts which fasten rim joists or beams to the wall.
 - c) Vertical Rebar - Add to UBC 2104.5
Any C.M.U. stem and masonry walls shall have one (1) No.4 rebar vertical at four (4') feet o.c., at each corner at all beam pockets, and each side of openings. Vertical rebar shall be embedded a minimum of six (6") inches into concrete footing with a six (6") inch bend on the bottom. Vertical reinforcement spaced 4 feet on center in masonry stemwalls shall turn into the slab not less than 18 inches, as well as 18" into the block cell. "This will not include a floating slab." All other requirements for reinforced stemwalls, masonry walls, retaining walls, basement walls, and columns shall remain unchanged.
 - d) Bearing Lintels for Masonry and Poured Concrete
Openings in masonry walls shall have an approved horizontal lintel above and one (1) No. 4 rebar horizontal below, grout both solid.
 - e) Masonry walls shall be grouted solid below grade and at rebar above grade.
 - f) A 4x8x16 C.M.U. suitcase block shall not be allowed as a top course block nor used for any structural applications.
 - g) Poured Concrete Walls - Amend UBC 1907.5. by adding 1907.5.5.
Poured concrete walls shall have No. 4 vertical rebar four (4') feet o.c. and No.4 horizontal rebar four (4') feet o.c.
- F. Basement and Retaining Wall Requirements
- a) C.M.U. basement or retaining walls shall have No. 4 rebar 24" o.c. vertical and 48" o.c. horizontal and all cells shall be grouted solid. Poured

concrete walls shall have No. 4 rebar 24" o.c. both ways. Minimum rebar lap shall be 40 diameters. Stamped engineer calculations may be required.

- b) Basement foundation walls in excess of 10 feet in height and/or retaining 8 feet of soil or more shall be engineered. Any wall retaining in excess of 8 feet of soil shall be engineered.
- c) Dampproofing and perforated drain tile shall be required for C.M.U. or concrete walls below grade enclosing basements or habitable area. This shall be done by approved methods and materials UBC 1402.4.

G. Masonry Columns - Amend UBC 2701.1.3.2. by adding the following:

- a) Minimum width for piers and columns shall be twelve (12") inches. The minimum pier diameter for covered and uncovered decks, carports, and cabana's shall not be less than 12 inches.
- b) Column piers or columns 12"x12" or 12"x16" shall bear on concrete pad 8"x24"x24" and shall be limited to eight (8') feet maximum height.
- c) Piers or columns (16"x16") shall bear on concrete pad 8"x32"x32" when height is 8 or more feet and limited to 12 feet in height.
- d) Piers or columns over 12 feet in height shall be designed and stamped by an engineer registered in the State of Arizona.

21. JOISTS AND RAFTERS HELD IN LINE - Amend UBC 2306.7 by adding 2306.7.6. to read:

- 6. Drywall materials shall not be allowed to hold the tension side (bottom) of joists and rafters in line for their entire length.

22. INTERIOR SILL PLATES - Amend UBC 2317.4 by adding the following:
Bottom plates of interior walls and partitions on concrete slab construction shall be of foundation redwood or pressure treated material.

23. BRACING FOR FRAME WALL CONSTRUCTION - Amend UBC 2326.11.3 by adding 2326.11.3.A.B.C.D.

- A) Braced Wall Lines - Amend UBC 2326.4.1.
Spacing shall not exceed 25 feet on center in both the longitudinal and transverse directions in each story.
- B) Allow 1x4 Let-in Bracing - Amend Table 23-I-W
Allow 1"x4" let in bracing for seismic zone 2-B for one story and the top floors of two and three story wood frame buildings.

- C) Materials Excluded for Bracing of Walls - Amend UBC 2326.11.3 as follows:
Delete UBC 2326.11.3.4.5.7. This excludes drywall, fiberboard, and stucco as bracing materials.
- D) Requirements for Wall Bracing - Amend UBC 2326.11.3. by adding the following:
1. Exterior and main interior walls shall be braced at ends and every 25 feet on center along walls.
 2. In two story wood frame buildings, 1 in. by 6 in. wood let-in bracing may be used on the first floor. In three story buildings, 1 in. by 6 in. let-in bracing may be used on the second story. In no case shall there be less than 25 percent coverage of the building length.
 3. The first floor of a three story building shall have not less than 40 percent of the wall length solidly sheathed.
 4. Flat strap bracing may be used in lieu of 1 in. by 4 in. let-in bracing when installed in an "X" fashion as per manufacturers' specification
 5. Walls shall be braced with sheathing panels for not less than a full four (4') feet by eight (8') feet of the wall length when doors, windows or other obstructions are located within eight (8') feet of the wall corners or within twenty-five (25) foot spacing of braces.
 6. Walls adjacent to garage door openings which are less than 8 feet in length shall be solidly sheathed.
24. WOOD DECKING - Amend UBC by adding new section 2326.14 to read as follows:
Wood decking shall have a maximum spacing of 1/4 inch.
25. JOIST AND RAFTER SPANS - Amend UBC Table 23-1-A-2 by adding footnote No. 8 to Douglas Fir - Larch No. 2 for lumber 2" to 4" thick and 5" and wider to read : 1.5 for modulus of elasticity for joist spans and 1500 for fiber stress in bending for rafter spans. Use UBC Tables 23-1-V-J-1.3 and 23-1-V-R.1.2.3.4.5.6.7.8.9.10.11.12. And 23-V-J-1.3.5.7.9.11.
26. BUILT-UP GIRDERS - Amend UBC Table 23-1-Q no. 24. Add the following:
2"x_____ " built-up girders, four or more shall be joined together by 1/2" bolts, 32" o.c. staggered.
27. EDGE BLOCKING OR PLYWOOD CLIPS - Amend UBC Table 23-1-S-1 - change edged unblocked to 16" o.c. for 1/2" panels rated 24/16 and 32/16 for roofs.

Areas where live load (snow) is 30 pounds per square foot or areas where dead load has been increased (tile roof, etc.) And the pitch is 5-12 or less, 5-ply - ½" plywood on supports 24" o.c. shall have blockings or ply clips.

PART II: 1994 UNIFORM PLUMBING CODE AMENDMENTS

1. USE OF CAST IRON DRAIN, WASTE AND VENT PIPING - Amend UPC 301.1.3 by adding 301.1.3.1 to read as follows:

Cast iron shall be used in drain, waste and vent piping in structures listed below:

- A. Places of assembly "halls, dining facilities, restaurants, churches, schools, etc."
- B. Industrial plants
- C. Manufacturing facilities
- D. Public garages
- E. Any other structures that use materials, chemicals, or waste that could cause damage to ABS or PVC piping.
- F. Any structure over three (3) stories.

2. PLUMBING IN GARAGES AND CRAWL SPACES - Amend UBC 313.6 by adding 313.6.1.A.B.

- A. Garages which contain plumbing fixtures for laundry facilities shall be completely insulated in order to protect pipes against freezing. Exposed water pipes shall be adequately insulated. A heated enclosure for the laundry area may be constructed as an option to fully insulating the garage
- B. All water piping located in crawl spaces shall be adequately protected against frost.

3. PROHIBITED WATER HEATER LOCATIONS - Amend UBC 509.0 by adding 509.0.1.

Water heaters and boilers shall not be allowed in under stair locations, bedrooms, bathrooms, clothes closets or in spaces having access through such rooms and spaces. This is applicable to both gas and electric water heaters and boilers.

4. MINIMUM WATER PIPING REQUIREMENTS - Amend UPC 604.2 - use of copper tubing, in the following ways:

Delete exception type M for use inside structures.

Add the following: Type L copper, minimum, shall be used as the water distribution piping in single family dwelling and commercial building concealed construction.

5. GAS SHUT-OFF VALVES - Amend UPC 1211.15 by adding UPC 1211.15.1. as follows:

All structures served by gas shall have an APPROVED gas shut-off valve on the piping, located outside and adjacent to the building, near where the pipe enters the building.

6. GAS PIPING CONNECTION TO A GAS FUELED FURNACE - Amend UPC 1212.0 by adding the following:

A rigid connection shall not be allowed between appliances and piping system. The connection shall be made to a rigid nipple outside the appliance with an APPROVED appliance connector.

7. GAS FLEX CONNECTORS - Amend UPC 1213.0 by adding UPC 1213.10 to read as follows:

If a gas flex connector at a LPG (Liquid Petroleum Gas) tank to a gas piping system is used, a MOBILE HOME APPROVED connector shall be required.

PART III: 1994 UNIFORM MECHANICAL CODE AMENDMENTS

1. GAS FIREPLACES AND GAS LOGS - Amend UBC 306.1 by adding 306.1.1.

Gas fireplaces and log lighters shall be equipped with a listed device or devices which will shut off the fuel supply to the main burner or burners in the event of pilot or ignition failure.

2. IGNITION SOURCE IN GARAGE - Amend UMC 308.2 by adding 308.2.1.

Clothes washers and dryers located in a garage shall be on a platform not less than 8 inches above the garage slab.

3. PROHIBITED FURNACE LOCATIONS - Amend UMC 315.1 by adding 315.1.B.

Warm air furnaces, gas or electric, shall not be allowed in under stair locations, bedrooms, bathrooms, clothes closets or in spaces having access through such rooms and spaces.

4. UNVENTED APPLIANCES - Amend UMC 323.1 by adding 323.1.1. exception to read as follows:

Decorative appliances, fireplaces, and room heaters may be unvented provided they are listed, tested, and equipped with an oxygen depletion sensor and approval is based on a current evaluation report by an approved agency. These appliances shall not be located in

bathrooms, bedrooms, rooms which could be used for sleeping purposes or mobile homes. These appliances may only be located in rooms provided there is 50 cubic feet of space per 1000 BTU's of rating.

5. COCONINO COUNTY UNLISTED WOODSTOVE CLEARANCES - Amend UMC Table 3-A as follows:

- A. Thirty-six (36") inches to combustibles when unprotected
- B. Eighteen (18") inches to combustibles when protected by 26 gauge sheet steel or one quarter (1/4") inch non-combustible mill board (listed) and a 1" convective air space.
- C. Twenty-four (24") inches to combustibles when protected by four (4") inches of brick on the wall.
- D. Twelve (12") inches to combustibles when protected by four (4") inches of brick and a one (1") inch convective air space.
- E. Stove pipe eighteen (18") inches to combustibles when unprotected. Nine (9") inches to combustibles when protected by an APPROVED heat shield.
- F. Hearth protection for floor - brick or stone attached and mortared to the floor. Brick on mill board contained by a wooden frame.
- G. Hearth extensions - Eighteen (18") inches in front, twelve (12") inches sides, twelve (12") inches rear or to the protected wall.

PART IV: UNIFORM FIRE CODE

The Uniform Fire Code is not adopted. However, the following Articles are adopted as amendments to the Uniform Building Code:

Article 79 Flammable and Combustible Liquids

Article 82 Liquefied Petroleum Gas

The following articles are adopted for reference and guidelines:

Article 10 Fire-Protection Systems and Equipment

Article 24 Airports, Heliports and Helistops

Article 25 Places of Assembly

Article 30 Lumberyards and Woodworking Plants

PART V: POLICIES AND ORDINANCES

1. Refunds for mobile home permits will only be authorized if the request for refund is made within 90 days of the date that the permit was issued.
2. Refunds for all other permits will only be authorized within 180 days of the date the permit was issued.
3. Reinspections - Work which is not ready or accessible at time of inspection, in addition to other stipulations as set forth in this section, will be assessed a reinspection fee of \$42.00 per hour with a 1 hour minimum fee.
4. Special Inspections - \$42.00 unit fee, plus \$42.00 per hour with a 1 hour minimum fee, plus mileage of \$.42 per mile. Also when the inspection requires report writing a \$42.00 per hour fee shall be charged.
5. Stop Work - shall be issued whenever any work for which a permit is required has been commenced without first obtaining a permit. The party responsible for performing such work will be charged a double fee of the building permit cost. Work which has been concealed will require a special inspection and fees collected prior to submittal of plans. When a stop work is issued on permitted projects for other reasons and work is covered up a special inspection shall be required by the Building Official, a fee collected, and approval obtained before work shall recommence on the project.
6. Plan Revisions - Approved plans requiring revisions shall be charged \$42.00 per hour with a half hour minimum fee.
7. No Occupancy - No building shall be used or occupied until a final inspection has been made. Violation of this section will result in a **"No Occupancy"** posted on the structure. The building permit will also be voided out and can only be re-activated by a special inspection.

SECTION 10. This ordinance shall be in effect 30 days from this date of final approval.

PASSED and ADOPTED this 3rd day of September, 1996, by the Coconino County Board of Supervisors by the following roll call vote:

AYES: 4; NOES: 0; ABSTENTIONS: 0; ABSENT: 1

COCONINO COUNTY BOARD OF SUPERVISORS



Chairman

APPROVED AS TO FORM:

Terence C. Hance, Coconino County Attorney



Deputy County Attorney

ATTEST:



Clerk of the Board